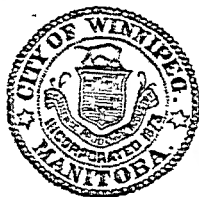


WINNIPEG



FAR MLANDS

CHEAP LANDS. GOOD LANDS.

BEST MARKETS!

MOST MONEY FOR PRODUCE!

LEAST TO PAY FOR MERCHANDISE.

FACTS FOR INTENDING SETTLERS.

A Description of Lands in the Vicinity of Winnipeg.

*Compiled under the direction and authority of a Joint Committee of the
City Council and Winnipeg Board of Trade.*

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WINNIPEG'S LANDS!

An illfounded idea exists in the minds of many people outside the Province of Manitoba that the lands in the neighborhood of the city of Winnipeg are held at values too high to be paid by incoming settlers. The truth is that nowhere in the Northwest can lands of the same character and fertility be purchased more cheaply than within a circle described round Winnipeg at a distance from it of 25 or 30 miles. The statement that lands in this district were held by speculators at exorbitant prices having been made time and again by persons who had visited the Province and who had never practically inquired into the question, induced the Winnipeg Board of Trade in the autumn of 1886 to send out circulars to land owners in this neighborhood asking if they were willing to sell their farm lands and at what figures they held them. Returns were received from all quarters and an aggregate of 160,000 acres reported as being for sale the prices running from \$2.00 to 10.00 per acre, the average being only \$5.50 per acre. Only 25 per cent. of the people so addressed answered, and it is estimated that fully 400,000 acres are really open for sale. Many of the owners reside in Ontario and expressed a perfect willingness to sell on very fair terms of payment, requiring only from a fifth to a half in cash the balance to be secured by mortgage at low rates of interest. In many cases where a quarter section of 160 acres is offered the remark is added that part of the land is already broken, and in instances farm buildings are erected. What gave rise to the impression that lands within 25 miles of Winnipeg were held at high prices, was the fact that during the real estate excitement of 1880-3 eastern speculators bought lands lying within a radius of four or five miles of the city in the hope that they would be able to subdivide them and sell as suburban villa lots.

If any intending settler will only visit the real estate offices in Winnipeg or correspond with people of standing in the city, they

will quickly be placed in possession of lists of farm lands at low prices, and indisputable titles, situated near the capital of Manitoba and near to a permanent market.

QUALITY OF THE LANDS.

The Marquis of Lorne in a speech delivered in Winnipeg said: "Unknown a few years ago, we see Winnipeg now with a population unanimously joining in happy accord, and rapidly lifting it to the front rank amongst the commercial centres of the world. "We may look in vain elsewhere for a situation so favorable and commanding—many as are the fair regions of which we can boast. " * * * nowhere will you find a situation whose "natural advantages promise so great a future as that which seems "insured to Manitoba, and to Winnipeg, the Heart City of the "Dominion."

Professor Gilbert, the eminent British scientist, tested four samples of the soil of Manitoba taken from Niverville, 23 miles south of Winnipeg, Brandon, 132 miles west, Selkirk, 22 miles north, and from the immediate neighborhood of Winnipeg. He says: "These "soils showed a very high percentage of nitrogen; that from Niverville nearly twice as high a percentage as in the first 6 or 9 inches "of ordinary arable land, and about as high as the surface soil of "pasture land in Great Britain, that from Brandon was not so rich "as that from Niverville. The soil from Selkirk showed an extremely high percentage of nitrogen in the first twelve inches, and "in the second twelve inches as high a percentage as any ordinary "surface soil. Lastly, both the first and second nine inches of soil "from Winnipeg were shown to be very rich in nitrogen, richer than "the average of old pasture surface soil."

Prof. Tanner, one of the most eminent agricultural authorities of Great Britain writes: "Here it is that the champion soils of the "world are to be found, and we may rejoice that they are located "within the British Empire. Take as an illustration of their powers "of fertility the simple fact that on the Kildonan farm near Winnipeg, on which land I saw their 50th crop of wheat growing—crops

"which had followed each other year after year and had maintained their full yield from first to last, without the soil losing any portion of its productive power. Year by year had the winter frost renovated that soil with fresh stores of fertility from its rich preserres, and thus the land became better prepared than ever for its work."

Plenty of farming lands can yet be purchased in this very Kildonan at prices ranging from \$4 to \$8 per acre, and within ten miles of the city. Farms are offered within two miles of the limits of the city of Winnipeg in Kildonan, part wooded and part open prairie, for \$15 per acre.

The following is extracted from an official publication of the Ontario Government: "Numbers of the Ontario farmers * * * prefer to sell out and go to Manitoba and the Northwest, a territory which is *par excellence* a wheat country, and which must soon become, perhaps, the greatest granary in the world. They are more inclined in this direction because they can sell their Ontario farms at \$40 to \$100 an acre, and can buy virgin soil in the Northwest at \$1 to \$10. By a change of this nature they can easily establish their children on separate farms, a thing but few of them can hope to do in Ontario."

It is a fact, than can be established beyond question, that lands within 8 miles of the city of Winnipeg can be purchased to-day for from \$4 to \$8 per acre. If any intending settler doubts this, let him write or visit the city to enquire before throwing away his chance of establishing himself where he can possess advantages positively unobtainable anywhere else.

Grains and vegetables of all descriptions grown in the Northwest succeed admirably within the 25 mile belt around Winnipeg. If any intending settler doubts this let him view the vegetables in the market gardeners' stalls in the city, and take a run through the grain dealers warehouses. Winnipeg is the only considerable market in the Northwest for the garden produce raised on a farm. With a population of 25,000, the local consumption is very large, and owing to the fact that not less than nine railroads centre here,

demands from all parts of the Province are met by the produce dealers established in the city. This demand for supplies, owing to one cause or another, is always present, and farmers in the vicinity have an opportunity of selling at good values, products that settlers away from the lines of railroad and even nearer the small towns and villages are now unable to dispose of. This state of affairs will continue until the Province is more largely settled, and just as the population of the Province increases, so will Winnipeg as the great wholesale centre and distributing point of the whole Northwest, afford a greater and better market, for small garden vegetables as well as general produce. The ruling prices for wheat in Winnipeg are always about *ten cents* higher than at points one hundred and fifty miles west or southwest. There is a large local consumption of flour, and at the mills in Winnipeg farmers are paid in cash at the above rates. So in the case of oats, which average *seven cents* per bushel higher in Winnipeg than outer points, owing to the local consumption being greater than at any other points in the Northwest.

The lumber, hardware, agricultural implements, clothing, groceries, etc. of the settler in the vicinity of Winnipeg costs him less, by the amount of high freight rates, than the man who takes up a farm farther away, and to this must again be added the advantages in prices and variety, always afforded by the competition invariably existing in a centre of trade.

Not only will a farmer get the best of lands near Winnipeg at the same or lower cost than he will near the provincial towns and villages, but he secures from 15 to 20 per cent. more for his grain, a ready and permanent market for his butter, cheese, milk, eggs, meat and garden products; while the merchandise required to be purchased by him is obtained easier and very much cheaper than is possible at any place west of the Red River.

Radiating from Winnipeg north, east, south and west are lines of railroad which afford opportunities for shipment of produce and for personal travel. Within the city are the chief educational institutions of the Northwest, representing universities, colleges, normal, high, common and private schools.

The Government educational and legal offices are here established as well as religious institutions, and the Central Provincial Agricultural Exhibition buildings and grounds are in St. Boniface, a suburban town of Winnipeg. The Annual Provincial Exhibition will be held here for not less than ten years by agreement between the Government and the town of St. Boniface, which latter gave the required grounds for that purpose. It is almost certain that the proposed Government Experimental Farm will be in the neighborhood of Winnipeg the advantages of which to a settler are too obvious to mention in detail. All the Canadian manufacturers of implements have warehouses in Winnipeg, and parts of machines can be repaired or replaced at a moment's notice. Binding twine, harness, tools, pumps, etc., may be had at all times, a great variety of quality and make being open for selection at competitive prices, such as can nowhere else be found in the Northwest.

FUEL AND WATER.

There is no difficulty in obtaining firewood in almost any direction in the twenty-five mile belt around Winnipeg, except on the open prairie lying to the immediate west and northwest of the city for a short distance. Any quantity of first-class farms can be purchased on which more than a sufficient quantity of timber suitable for firewood exists. South, between the Assiniboine and Red River; east and southeast, along the Red River and its tributary streams; north and northeast, may be found whole forests of wood, in the form of bluffs or islands, interspersed with areas of rich, open prairie land. Too many visitors to the Northwest have visited Winnipeg, and, finding a prairie stretching out to the immediate west of the city, have unjustly fell into the delusion that there is no timber in the neighborhood, while right before them to the south and east are the wooded districts, on the east, especially, being the edge of the great forest stretching in an unbroken line to Lake Superior. This forest does not become dense immediately, but is presented in the form of alternate areas of timber and open prairie for many miles eastward, from the banks of the Red River. Strangers ask, why these lands have

not been taken up by settlers. The answer is, that, principally on account of the western craze, which, while unexplainable, nevertheless exists, incoming immigrants, without due investigation, rushed to the most extreme points in the west that they could reach. That many of them have realized their folly, is seen by the fact that they are now returning to the eastern parts of the Province and commencing anew in localities where better markets exist.

This district is well watered by the Red and Assiniboine rivers and the host of small streams tributaries of them. Good water may be had at almost every point by boring. Within the city limits are fully fifty wells bored down to the limestone, a depth of from forty to sixty feet. About thirty-five of these wells are owned by the corporation and afford a regular supply of good water, which is used by a large mass of the population. In certain localities, such as Cook's Creek, Springfield, Rockwood, and Victoria, springs are common, and water can be obtained by sinking wells from twelve to twenty-five feet in depth.

Many farmers owning wood lots find a good market in Winnipeg for firewood, which they can market when work is slack on their farms, thus obtaining a revenue from that source, which assists them in paying for their lands and procuring stock and implements. Many settlers within fifteen miles of the city have availed themselves of this source of profit.

HAY LANDS.

Plenty of rolling prairie occurs in the twenty-five mile belt about Winnipeg, giving at points a sufficient area of hay lands to provide an abundance of grazing lands in summer and stores of fodder for winter use. The qualities of the native grasses for stock-raising are so well known that it is needless to dwell on the subject; suffice it to say that the milk, butter and cheese brought into the city by local farmers are of the very richest and finest quality produced in the Dominion.

There is always a ready sale in Winnipeg for good hay, cash down being the terms of payment.

Pork-packing establishments already exist, and it is expected that meat-canning will soon be undertaken, thus offering a special inducement to stock-raising.

ROADS AND DITCHES.

Some municipalities, such as Springfield and Kildonan for example, have, with commendable wisdom, expended considerable sums on roads and ditches. The people residing within eighteen miles of the city in those municipalities, have access to the city at all seasons of the year by first-class roads, the rivelets being spanned by strong, permanent structures—a standing testimonial to the energy of the inhabitants and their abiding faith in the portion of the Province in which they have chosen their homes.

One result of the construction of ditches has been to prove that in places where the lands had been considered too wet in some seasons, they only required to have the surface water drawn off and the ditches kept open, to render them the richest and most productive lands to be found in the country.

The city corporation has built a number of roads in various directions to meet those constructed by municipalities surrounding it on all sides, thus affording every opportunity to farmers to gain access to the city from whatever locality they come from.

CHURCHES, SCHOOLS AND POST OFFICES.

The district is well supplied with churches and schools. Almost every section in several of the municipalities in the twenty-five mile belt is within reach of a good school, a church of some denomination and a post office. A glance at the map issued by the Provincial Government of Manitoba, will show this to be the case, for on it is marked the location of each school, church and post office. The principal conventions of religious and educational bodies are usually held in Winnipeg, and are open to the visits of the public interested in them. Having daily mails in almost every case from *nine railroad routes*, and excellent mail service from the local post offices; Winnipeg, in this particular, offers an advantage to farmers residing in its vicinity.

ADVICE TO FARMERS.

Write to friends in Winnipeg, if you have them there, and if not, to anyone who is recommended to you ; or, better, if you can visit the city personally, and make full inquiries as to the price of lands in the twenty-five mile belt around the city before deciding on a location. Just consider the matter for a moment. Is a farm within eight or ten miles of the city of Toronto not more valuable than one of equally good soil a hundred or two hundred miles west of it, and at the same distance from a railroad station and limited local markets ? You will certainly say, Yes ! Well, then, just so is a farm, within four to twenty-five miles from Winnipeg worth more than if it is situated one or two hundred miles away from that commercial centre. You will find the best of land in all parts of Manitoba and, you will have many advantages not procurable in Ontario, but in the vicinity of Winnipeg you can, (without decrying any other locality of our fair Province) obtain privileges and advantages positively not presented by any situation in the whole Northwest. Here you have everything found elsewhere in the Province, and from artificial and social causes you get advantages and facilities only a city like Winnipeg can afford, namely, more permanent and open markets for your produce ; higher prices in cash for all you take to market ; all your merchandise at lower prices ; and to preface all, your land of the highest quality at lower values than is elsewhere to be found under like conditions.

Any information required, may be obtained by addressing or calling on

CHAS. N. BELL,

Secretary of the Winnipeg Board of Trade,

OFFICE IN THE CITY BUILDING,

who will afford every assistance to settlers, free of charge.

